



**Le Neve Wood** offers a wonderful opportunity to acquire a private woodland, located just a short drive from the Norfolk coastline.

The woodland is attractively mixed, with Scots pine forming the dominant species across the southern and western areas with the occasional Douglas fir, chestnut and larch. Birch is more prevalent to the east. This eastern section also features a stream and a seasonal pond. Young oak, spruce, holly, hazel, ash, sweet chestnut, sycamore and poplar add to the variety. At lower levels, fern, grasses cover the floor, wild mint, wood sage, horsetail and nettle can also be found.

From the main entrance, well-defined rides provide easy access through the wood and around the central camp area. This area enjoys a high degree of seclusion, screened by laurel, rhododendron and impressive red cedar. There is ample space here for a variety of woodland uses and evenings spent around a campfire. The current owners have a caravan on site along with a converted horsebox fitted with a log burner, ideal for overnight stays and shelter on rainy days. Please note that the horsebox is available by separate negotiation.

Set well away from public roads, the woodland is peaceful and secluded, providing a true sense of escape. Wildlife is plentiful, with nearby Stourton Water to the south attracting a wide range of birdlife as well as otters. Barn owls, hares and deer are regularly seen throughout the wider woodland, with muntjac the most common. An active badger set is also located within the wood close to the camp area.

Nearby, the villages of Cawston to the west and Aylsham to the east offer welcoming pubs and local amenities. For a change of scenery, the coastal town of Cromer and the stunning Norfolk coastline are just a 20-minute drive away.

The ward is Aylsham, and the County Council is Norfolk

**Boundaries:** The boundary is open on all sides and marked with blue paint on trees and posts. N, E and W border neighbouring woodland, W and S follow access tracks. W being the main access for Le Neve Wood.

**Access:** Vehicle access is possible all year round via a hard track and a shared locked gate. Parking is possible within the woodland.

**Covenant:** There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands, click [HERE](#) to read and download.

[Click HERE](#) to see free OS maps.

**Viewing:** You are welcome to visit this wood by yourself, but please [Click here](#) to download and print a map showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

### Details for this wood

**Guide price:** £70,000 - Freehold

**Size:** About 3½ acres

**Location:** Aylsham

**OS Landranger:** No.238

**Grid ref:** TG 16414 25589

**Nearest post code:** NR11 6UN

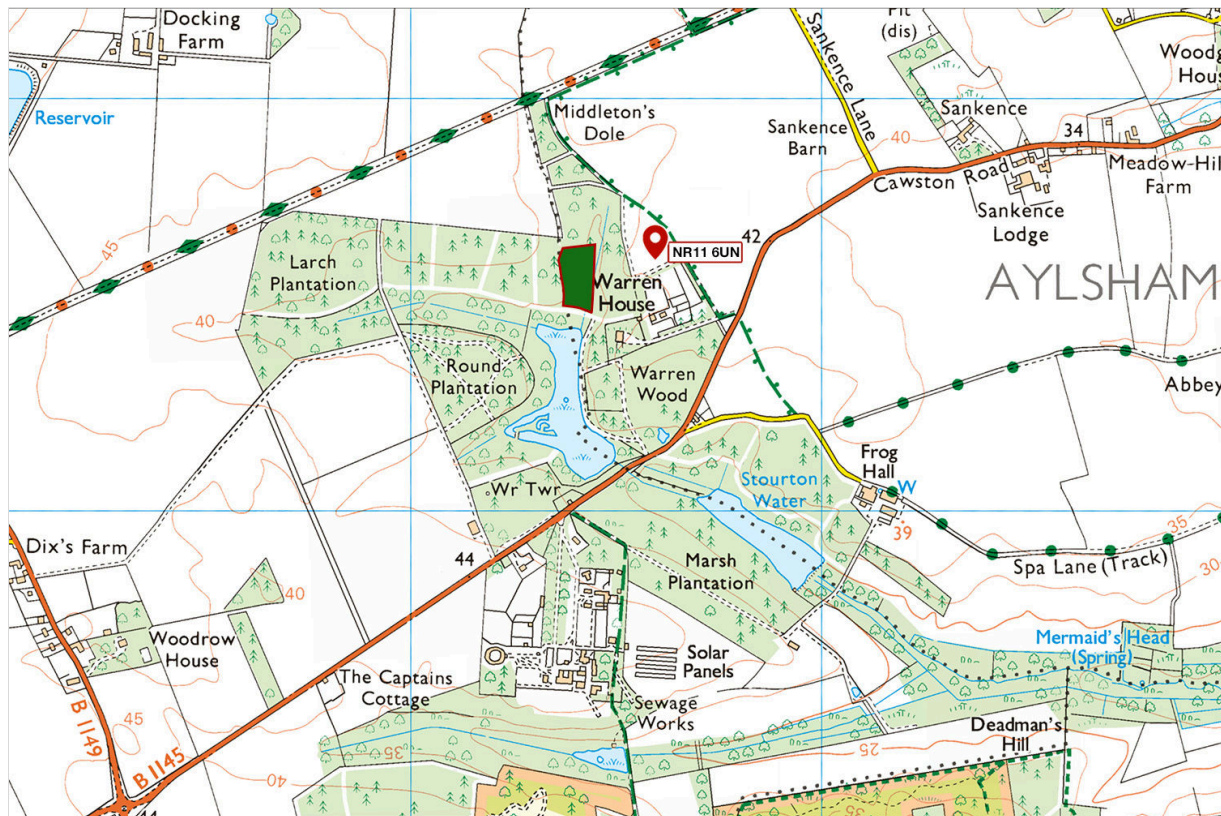
**Contact:** Ben Williamson

**Phone:** 07958 213 914

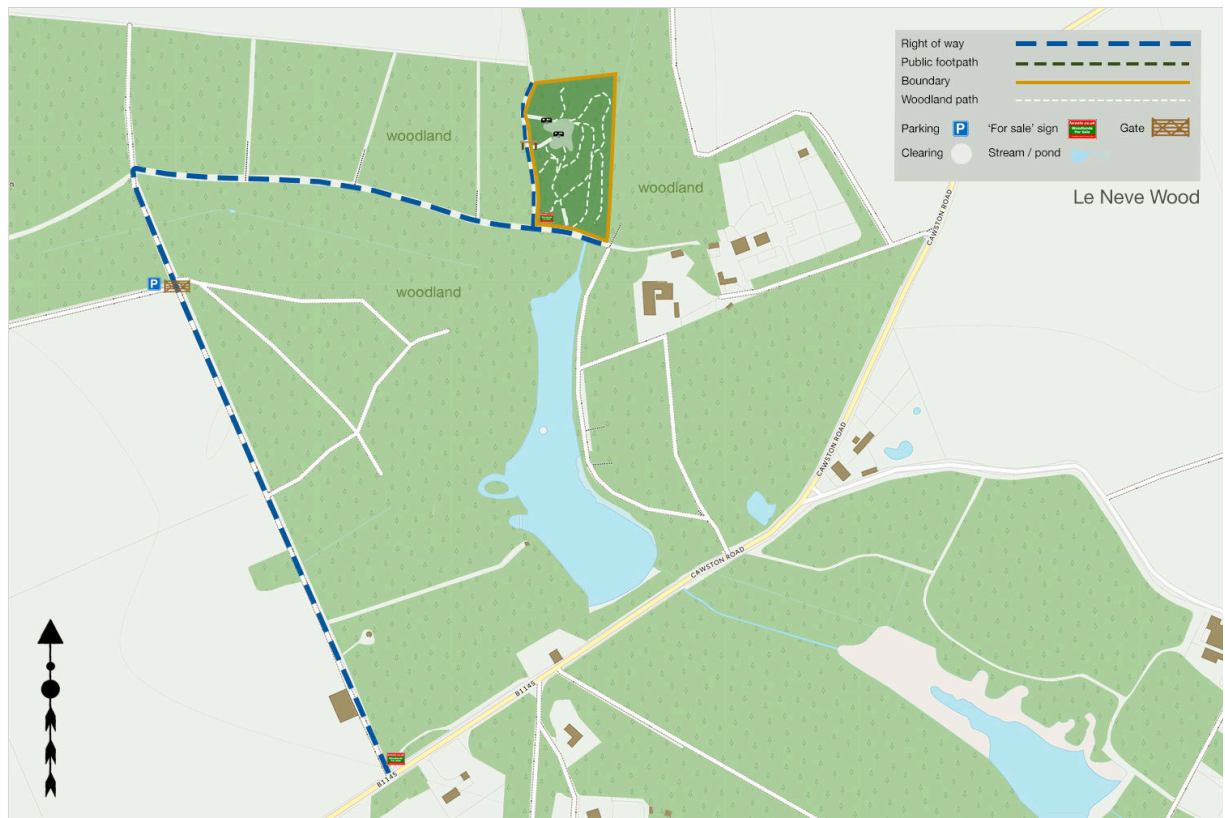
**Email:** [ben@forests.co.uk](mailto:ben@forests.co.uk)



## Our Maps







## Directions

**Le Neve Wood, Cawston Road, Aylsham, Norfolk.**

**1. [Click here for Bing Maps Directions](#)** enter your own postcode, and click on the "Directions" box.

- For viewing purposes, follow the track with the field on your left and park near the main entrance as marked on the map, please don't block the gate.
- Pass to the right of the gate and follow the track marked blue on the map. After 120m turn right and continue for another approx 450m where there will be a track on your left. This is the SW corner of Le Neve Wood.
- Follow the track uphill, the main entrance to the wood will be on your right after approx 80m.

**2. For Satnav:** the nearest postcode is **NR11 6UN** as shown by the marker on the maps. The main coordinates for access and parking are: **52.778323, 1.204198. W3W: [///piled.manages.massive](#)**

**3.** We recommend downloading [OS maps](#) to your phone. It's very useful for giving you an idea of where you are on the ground when viewing woodland.

**Please note:** the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.